
Planning Board Minutes
May 19, 2016

Planning Board Members Present: Brad Bennett, Julie Pellett, Karl W. Smith, Daniel Compton, Fran Overmoyer, Matt Rogers & Fred Fink

Others Present: Andy Hall (Code Enforcement Officer), Kim Rayburn (Secretary), Effie rogers, Robin and Patricia Fitzgerald

Bennett opened the meeting at 7:30 pm

- I.** TS2 -16 Waiver of subdivision, Owner, Effie Rogers, property located on Rice Rd tax map # 54.03-1-52.110 The original parcel is 84.8 ± acres and is on both sides of Rice Road. The proposed subdivision is to take 47.932 ± acres on the South side of Rice Rd and create lot 2, leaving lot 1 (parent parcel) of approximately 36.868 ± acres on the North side of Rice road.

The Board reviewed the maps, Smith stated the maps have all the required information for a land transfer and Bennett stated that this is a simple agricultural land subdivision of ag land going to Effie's daughter Patricia and son in law Robin Fitzgerald.

Bennett opened the discussion on SEQR, Bennett made a motion and Smith seconded the motion to declare this an unlisted action, negative declaration.

All Board members present voted aye. Vote was carried unanimously.

Planning Board Decision:

Smith made a motion and Fink seconded the motion to approve TS2 -16 Waiver of subdivision, Owner, Effie Rogers, property located on Rice Rd tax map # 54.03-1-52.110 The original parcel is 84.8 ± acres and is on both sides of Rice Road. The proposed subdivision is to take 47.932 ± acres on the South side of Rice Rd and create lot 2, leaving lot 1 (parent parcel) of approximately 36.868 ± acres on the North side of Rice road.

Whereas:

1. Maps have the required documentation for a Land Transfer
2. Agricultural Land Transfer only

Record of Vote:

Brad Bennett	Aye
Julie Pellett	Aye
Dan Compton	Aye
Karl W Smith	Aye
Francis Overmoyer	Aye
Matthew Rogers	Aye
Fred Fink	Aye

All Board members present voted Aye, Vote was carried unanimously.

II. Discussion:

Bennett stated that the Planning Board was invited to the Comprehensive Plan workshop that was scheduled after the regular Town Board meeting, however when he arrived he walked in on a presentation from a Citizen group that was discussing both the newly completed water project and the Comprehensive Plan. They were discussing the lack of Commercial Business in the Town, and the need for it. A further discussion about what the group felt was wrong with the Plan led to prior Committee members Smith and Pellett to state that the final draft of the Plan never made it back to the Comprehensive Plan Committee for review before it was sent on to the Village and the Ontario County Planning board and then to the Town for review. First at the Planning Board level and second at the Town Board level. Smith and Pellett were disappointed in this as some parts of the plan do not reflect the entire Comprehensive Plan committee's future plan for the Town, they would have liked the opportunity to review the final draft before it left the committee's hands. The Planning Board sent their recommendations to the Town Board for possible changes to the draft plan and they thought those should have been added to the draft plan before the public saw it, they felt it would have been helpful for the public to see their recommendations with the draft plan then the citizen group would have been informed of the Planning Boards opinion on the plan before heading to the Town Board with their suggestions. Bennett also stated that the Citizen group is willing to help market the Town and work with the Board to help bring business into the area.

A brief discussion was held on Commercial Solar Arrays, the proposals that the local residents are receiving seem too good to be true, the Board is concerned about what will happen when the subsidies dry up, the fact they can sell your lease and the clean-up of the property when the lease is up and the arrays are no longer working. Bennett stated that there is a glare that comes off of the arrays as he thought that one of the commercial projects located on St Rt 5&20 looking North by Time Warner was a pond. At this time they are not allowed in the Ag District, the Board will pursue a Special Use Permit once they get approval from the Town Board.

III. Minutes of May 5, 2016

Pellett made a motion and Bennett seconded the motion to approve the minutes of May 5, 2016 with the correction that Fred Fink was in attendance. All board members present voted Aye, Vote was carried unanimously.

IV. Meeting Adjourned

Smith made a motion and Pellett seconded the motion to close the meeting @ 8:30 pm. All Board members present voted aye, Vote was carried unanimously.

Respectfully submitted,

Kimberly Rayburn

Kimberly Rayburn

Planning & Zoning Board Secretary